

46,429 SF, 8 PROPERTIES

INDUSTRIAL PORTFOLIO

CORPUS CHRISTI, TEXAS

OFFERING MEMORANDUM



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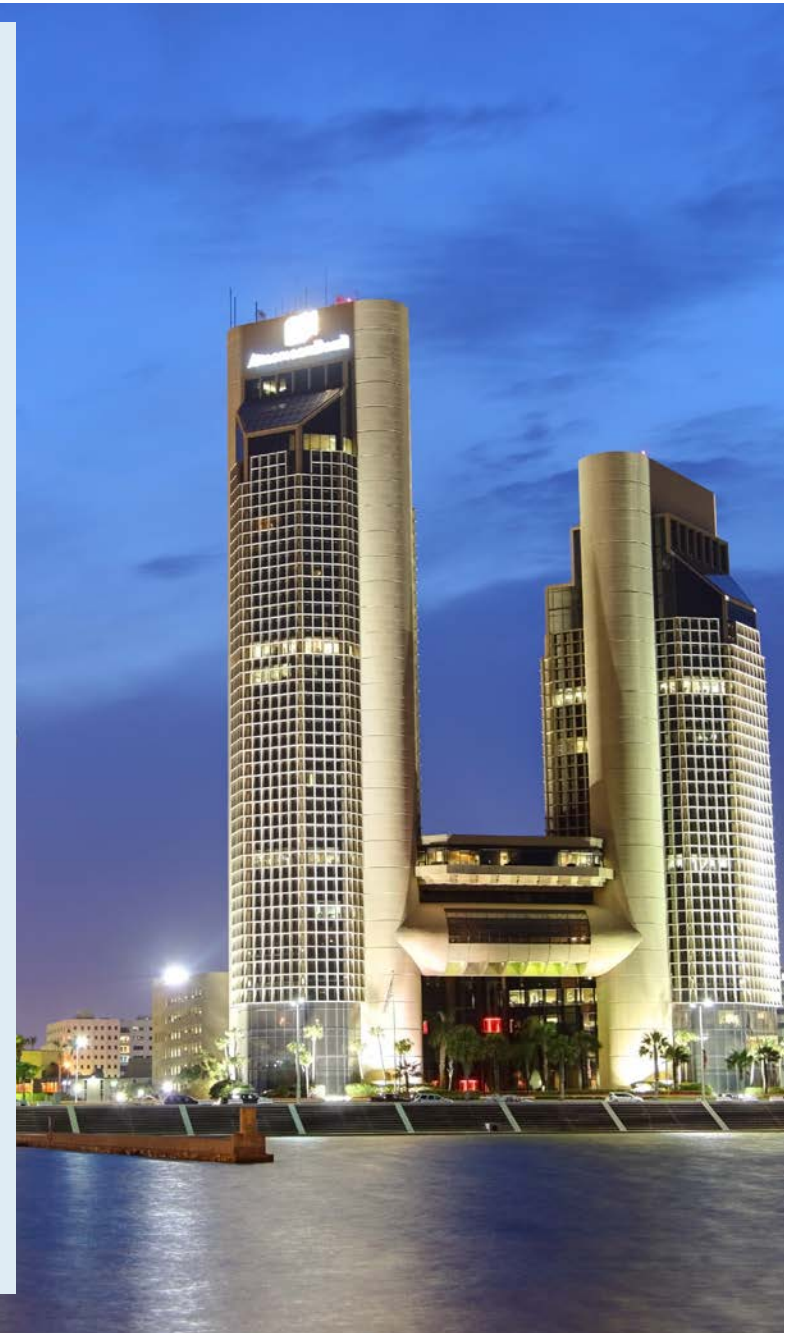


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EXECUTIVE SUMMARY

Transwestern and The Gaines Organization, Inc. has been exclusively retained to offer to qualified investors, the opportunity to acquire 46,429 SF, 8 building industrial portfolio in Corpus Christi, TX. The buildings are located in the south side section of the city, surrounded by other mature industrial properties and six of the eight buildings are 100% leased. Additionally, they are minutes away from the major arteries of the city for easy access to all parts of town. The buildings are right sized for the market which has a history of strong occupancy. This is a unique chance to own a diverse industrial building portfolio in Corpus Christi, one of the largest cities in South Texas.

This Value-Add opportunity provides the owner the ability to acquire multiple buildings at a deep discount-to-replacement along with the freedom for future property enhancements and associated rent growth.



INVESTMENT HIGHLIGHTS



Rare Opportunity

Multi-building portfolios very rarely come to market in Corpus Christi



Corpus Christi

Steady market with consistent demand for small industrial building tenants



Diverse Acquisition

8 separate buildings totaling 46,429 SF provide a diverse group of properties located in mature industrial locations



Easy Access

Via South Padre Island Drive St and TX 286.



Existing Cash Flow

Currently 78% occupancy



Discount-to-replacement

New construction would be significantly higher



Portfolio Discount

Verses acquiring the buildings individually



OWNER 1

1	3702 Saturn Rd
2	3710 Saturn Rd
3	3909 Wow Rd

OWNER 2

4	3733 Saturn Rd
5	3741 Saturn Rd
6	3758 Saturn Rd
7	3765 Wow Rd (Saturn Rd)

OWNER 3

8	5030 Chancellor Row
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OWNER 1

3 PROPERTIES

17,414 SF

1 AC

OWNER 2

4 PROPERTIES

22,440 SF

1.33 AC

OWNER 3

1 PROPERTY

6,575 SF

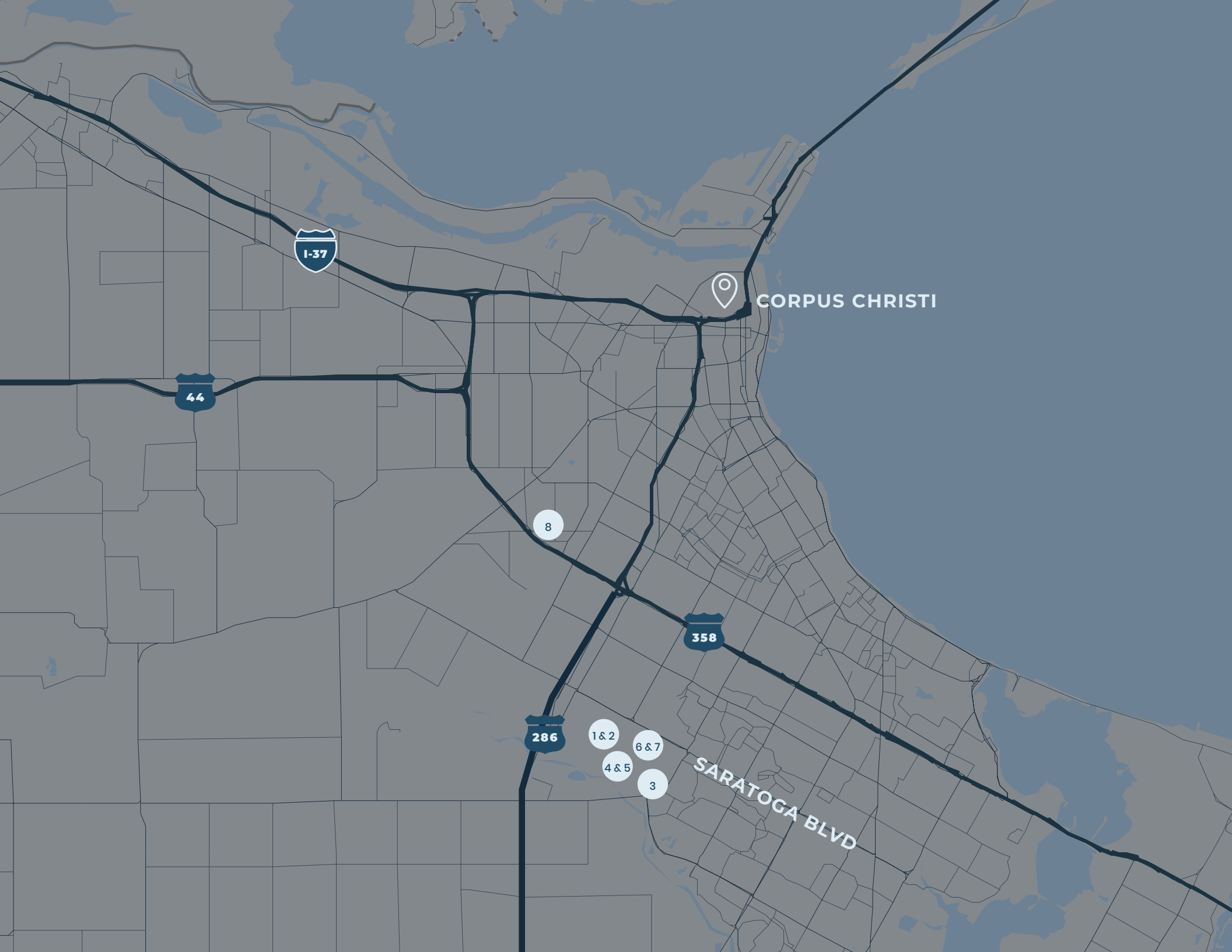
0.49 AC

COMBINED GROUPING

8 PROPERTIES

46,429 SF

2.82 AC



CORPUS CHRISTI



8



1&2

6&7

4&5

3

SARATOGA BLVD

**3702 Saturn Rd
Corpus Christi, TX**

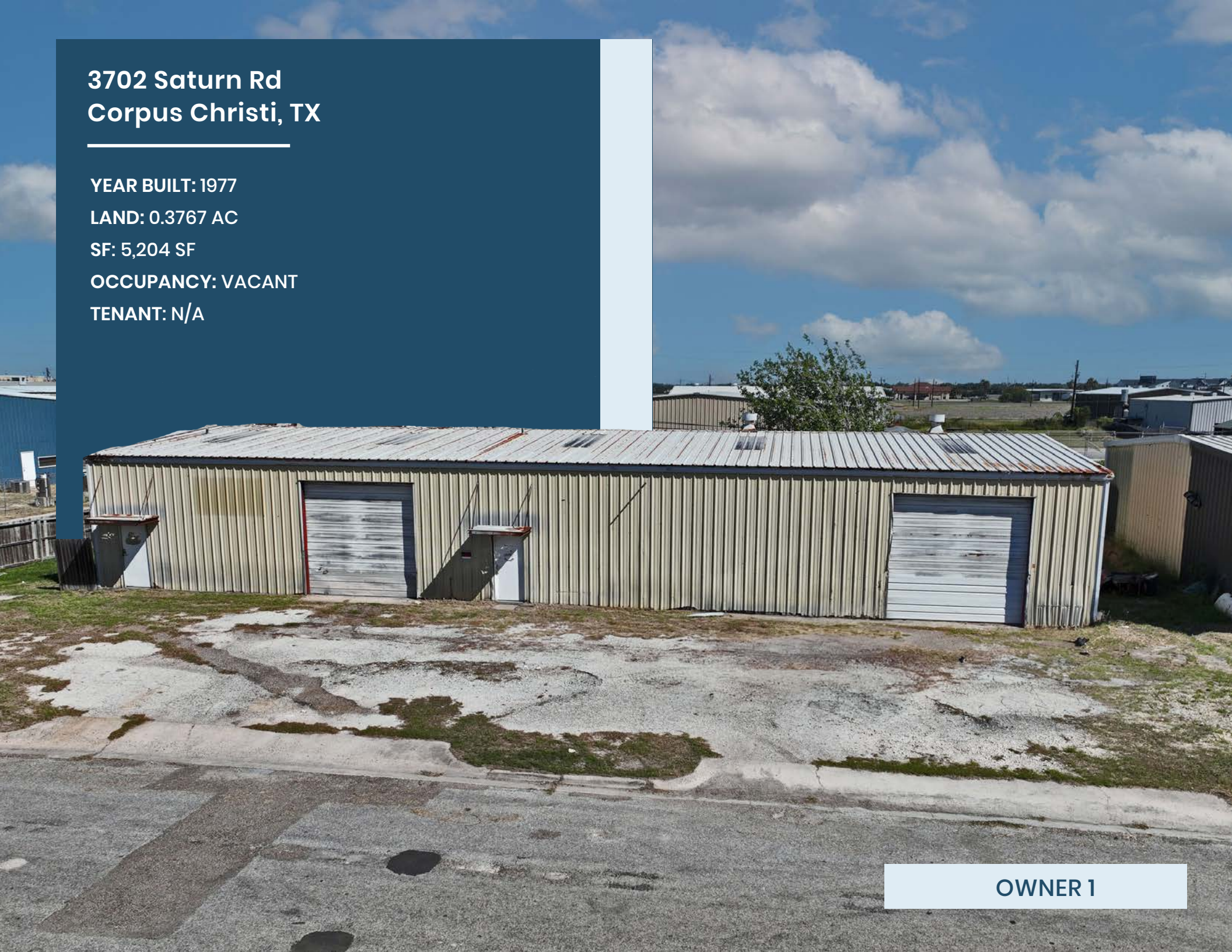
YEAR BUILT: 1977

LAND: 0.3767 AC

SF: 5,204 SF

OCCUPANCY: VACANT

TENANT: N/A



OWNER 1

**3710 Saturn Rd
Corpus Christi, TX**

YEAR BUILT: 1977

LAND: 0.3099 AC

SF: 5,000 SF

OCCUPANCY: 100%

TENANT: GUADALUPE CHAPA



OWNER 1

**3909 Wow Rd
Corpus Christi, TX**

YEAR BUILT: 1983

LAND: 0.3099 AC

SF: 7,210 SF

OCCUPANCY: 100%

TENANT: FARMER BROS CO. SCOTT BIXBY



OWNER 1

3733 Saturn Rd–Miller Warehouse Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.3099 AC

SF: 5,000 SF

OCCUPANCY: 100%

TENANT: ISMAEL TORRES



OWNER 2

3741 Saturn Rd-Miller Warehouse Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.3099 AC

SF: 5,000 SF

OCCUPANCY: VACANT

TENANT: N/A



OWNER 2

3758 Saturn Rd–Miller Warehouse Corpus Christi, TX

YEAR BUILT: 1977

LAND: 0.3099 AC

SF: 7,440 SF

OCCUPANCY: 100%

TENANT: ELITE BMW AUTOMOTIVE



OWNER 2

**3765 Wow Rd (aka 3765 Saturn Rd)
Corpus Christi, TX**

YEAR BUILT: 1981

LAND: 0.3963 AC

SF: 5,000 SF

OCCUPANCY: 100%

TENANT: LUIS LOMAS



OWNER 2

5030 Chancellor Row Corpus Christi, TX

YEAR BUILT: 1975

LAND: 0.4907 AC

SF: 6,575 SF

OCCUPANCY: 100%

TENANT: CREED TOWING ELIJAH EURESTI



OWNER 3

MARKET OVERVIEW

Corpus Christi is situated along the southern gulf coast of Texas and is the county seat of Nueces County. With its MSA of roughly 430,000 people it is the largest city for over a 100 mile radius. Key industries are petrochemical refining, oil and gas exploration, port related shipping, military, higher education, medical, and agriculture.

Names like Flint Hills Resources, Howard Energy Partners, Valero, Buckeye Terminals, Port of Corpus Christi, Steel Dynamics, Exxon SABIC, CITGO, and most recently Tesla have become common household names in and around the City. Coupled together, these companies have spent well over \$20 Billion dollars in the last several years to achieve desired growth and meet full potential. Given these various industries and the efforts of its heavy hitters, the Port of Corpus Christi is the Number 1 Crude Gateway in the Nation and Number 2 in the Nation for LNG exports. Corpus Christi also boasts the deepest port in Texas and the closest deepwater American port to the Panama Canal. These industries and key traits obviously have a positive impact as they bolster the local jobs market.

Industry, continued capital investments, and a strong employment market all continue to feed the local industrial real estate market. Quality industrial service companies and large employers alike are continually looking for more industrial real estate to aid in fulfilling their business goals. This has caused some investors to construct new industrial space, namely grade level service type facilities with storage yards, but it also has created a strong demand for private investors to rehab and reconstruct older industrial facilities to meet the current demands. Overall, the industrial real estate demand remains high for the various users and companies that provide services to the aforementioned industrial sectors.



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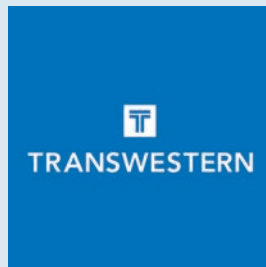
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